Karen Johnson Davidson County
Batch# 549404 DEEDWARR
01/07/2021 11:40:16 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210107-0003344

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdifatah Osman Noor	New Owner	
(NAME)	(NAME)	
1464 Priestshore Bay		164080B09200CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Douglas Meyer and Susan Meyer, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Abdifatah Osman Noor and Nadia Mahamed, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 39 on the Final Plat of Lakewalk, Section Three, as shown on plat of record at Instrument No. 20060124-0009100, in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Douglas Meyer, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated 09/15/2006 and recorded 09/25/2006, of record in Instrument 200609250118310, Register's Office for Davidson County, Tennessee.

The said Susan Meyer joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Instrument 200601240009100, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200501270010145, Register's Office for Davidson County, Tennessee. StormWater Detention Agreement Easement recorded in Instrument 200402090015320, Register's Office for Davidson County, Tennessee. Charter of Lakewalk Owners Association of record in Instrument 200501250009336, Register's Office for Davidson County, Tennessee. Bylaws of Lakewalk Owners Association of record in Instrument 200501280010524, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2013 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-RD-201464

This is improved ☒ 1464 Priestshore Bay, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 31st day of December, 2020.

Douglas Meyer

Susan Meyer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Meyer and Susan Meyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of December, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122